

**CITY OF COOS BAY  
PLANNING COMMISSION MINUTES**

Tuesday, October 14, 2003  
7:00 P.M. CITY COUNCIL CHAMBERS

**ATTENDANCE**

**COMMISSIONERS:** Chairman Bruce Harlan, Commissioners, Chris Coles, Mark Daily, Chris Hood, Rex Miller and Susan Spargo

**STAFF:** Laura Barron, Planning Administrator  
Julie LaPraim, Planning/Code Spec.

**SIGNED-IN GUESTS:** Richard Turi, Architect, P.O. Box 1107, North Bend, OR  
Stuart Woods, McSwain & Woods, 800 N. Bayshore, Coos Bay, OR  
Pete Johnson, ECO, North Bend Medical Center, 1900 Woodland Drive, Coos Bay, OR  
Oded Shulsinger, North Bend Medical Center, 1900 Woodland Drive, Coos Bay, OR  
Cynthia Duke, Coos Bay, OR  
Sandra Landau, Coos Bay, OR

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**APPROVAL OF MINUTES**

Approval of Planning Commission minutes of September, 9, 2003.

**MOTION:** Commissioner Coles - Accept the Planning Commission minutes of September 9, 2003 as submitted.

**SECOND:** Commissioner Hood

**VOTE:** Unanimous

**CCI/PUBLIC COMMENTS**

Dale Helland, 2502 Troy Lane, North Bend, the Director of Head Start, stated he wanted to let the Commission know they are interested in purchasing the Neighborhood Facility Building. This would be contingent on rezoning of the property, which is currently on park property.

Commissioner Harlan asked if anyone else would occupy the building with Head Start; Mr. Helland replied, no, only Head Start would occupy the building and it would remain that way. Commissioner Harlan questioned whether or not the City would want to reduce city park property.

Commission Spargo commented that Hull Street is currently zoned residential up to the park property.

Commissioner Harlan asked if they would only want to purchase the building. Mr. Helland said they would also need a portion of the parking lot and would like the property to the south for playground area. Commissioner Harlan said he appreciated the information and expected a large amount of controversy on the issue.

## **PUBLIC HEARINGS**

**ITEM A: Site Plan & Architectural Review (ZON2003-00076):** Oregon Regional Behavioral Services, 714 "A" Street, Grants Pass, Oregon. The applicant is proposing to convert the existing medical facility at 1885 Thompson Road to a group residential care facility.

Chairman Harlan asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if the Planning Commission had exparte contact or conflict of interest to report.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicant's request.

Richard Turi, P.O. Box 1107, North Bend, agent for the applicant, stated the two conditions have been met. Plans that were submitted were incorrectly showing the parking spaces and actually three spaces are standard and one is compact, meeting the Ordinance. Also the propane tank will be moved 5' behind the existing fence allowing everything to be appropriately screened from public view, meeting the second condition.

Commissioner Hood asked Mr. Turi what the prior use of the building was. Mr. Turi responded it was a medical office for Dr. Buckingham.

Chairman Harlan closed the public hearing.

**MOTION:** Commissioner Coles – Accept the Findings and Conclusions for Decision Criteria 1-8 eliminate condition under 1c, and eliminate condition under 5b as revised and recommend the City Council approve Site Plan & Architectural Review #ZON2003-00076 for Oregon Regional Behavioral Services conversion of the existing medical facility at 1885 Thompson Road to a group residential care facility.

**SECOND:** Commissioner Hood

**VOTE:** Unanimous

**ITEM B: Variance (ZON2003-00080):** North Bend Medical Center, 1900 Woodland Drive, Coos Bay. The applicant is requesting approval of a variance to the 3-story/35-foot height limitation

required by Ordinance in order to build a 5-story/66-foot high addition to the existing medical facility.

Chairman Harlan asked if there were any objections to the Planning Commission hearing the item on jurisdictional grounds. He asked if the Planning Commission had ex parte contact or conflict of interest to report.

Chairman Harlan opened the public hearing.

Laura Barron read the disclosure statement and outlined the applicant's request.

Commissioner Hood asked Planning Administrator Laura Barron if the applicant needed to apply for a SPAR as he thought City Ordinance 2579 required such. Laura Barron said the SPAR was not a requirement. Stuart Woods, in the audience spoke up saying a subsequent ordinance applies to the Medical Park, so Ordinance 2579 does not apply to the Medical Park, but to R4P Zoning. Laura Barron stated expansion does not require a SPAR but the Planning Commission can require a SPAR. Establishment or change of use would require a SPAR.

Stuart Woods, 800 N. Bayshore Drive, Coos Bay, agent for the applicant, approached the Commission and gave a background summary of the different building phases North Bend Medical Center has completed beginning in 1980. He said they will maintain fire lanes and parking. He showed their master plan and net gain of 135 parking spaces. North Bend Medical Center recently purchased a 1.3 acre parcel from Bay Area Hospital for parking expansion, they are proposing a five-story building. He stated the tower for the elevator equipment would extend 3' to 4' above the proposed building. The parking has been expanded for the future. North Bend Medical Center met with neighbors who voiced their concerns of Medical Staff parking on Myrtle Street, on which there is a fire lane. The original rezone of the property was conditioned that access would only be off of Woodland. Mr. Woods stated there are now alternative ways to get into North Bend Medical Center with the addition of Massey Lane. Neighbors want the fire lane curb painted red with No Parking signs installed. North Bend Medical Center would like No Parking signs installed along Myrtle and also at dead end of Myrtle. North Bend Medical Center also shielded light poles that were bothering neighbors as recently as October 4<sup>th</sup>, 2003, and is making every effort to be a good neighbor.

Chairman Harlan asked if the expansion would improve parking on Myrtle Street. Chairman Harlan suggested construction of four-foot fence Medical Center employees would reduce the parking problem on Myrtle Street.

Commissioner Hood asked Mr. Woods if they are meeting minimum requirements for parking at this point. Mr. Woods stated that they are adding 1 space per 200 per square feet with the addition, and are increasing parking spaces beyond that required by code.

Commissioner Coles asked Mr. Woods if North Bend Medical Center has an employee parking area. He stated at different points of time there have been designated employee parking areas.

Commissioner Daily asked Mr. Woods if by building this way maxes out the parking area; he wondered what will happen in the future. When does the property have enough building on it. Mr. Woods responded they have considered a separate building or building a parking structure.

Chairman Harlan stated one of his concerns is residential impact. The building will be huge and will be towering over the whole area. Chairman Harlan said the building is inappropriate for the area. The Medical Center over time has developed adequate screening but the proposed building is over the top, and he has problems with the height.

Commissioner Daily asked Mr. Woods whether or not the top floor equipment needs to be located there. Mr. Woods responded yes, there is no other available space.

Commissioner Hood asked how do you keep expanding; could you potentially use other property owned by North Bend Medical Center. Mr. Woods responded no, not for this type of expansion. Currently the west end is where North Bend Medical Center needs expansion.

Commissioner Miller asked Mr. Woods if the property to east has been pursued. Mr. Woods stated it has been looked at as a possible parking area.

Commissioner Hood asked if there is any major obstacle for access off Myrtle Street. Laura Barron replied the only approved access is off Woodland Drive. Commissioner Hood said the Medical Center is expanding parking but still parking is a problem on Myrtle Street and will continue to expand and increase. North Bend Medical Center needs the motivation to get their own employees off Myrtle Street, and they do not have motivation.

Pete Johnson, CEO, North Bend Medical Center stated the Medical Center does want to be a good neighbor. A memo was sent to employees instructing them to voluntarily not park on the south side of Myrtle Street; this was in response to Mrs. Duke's complaint of employees parking on the south side of Myrtle Street. Another complaint from Mrs. Duke in February advised that the parking situation had worsened. Another memo to North Bend Medical Center employees made it mandatory not to park on the south side of Myrtle Street; now people are not parking on the south side, but still on north side. Mr. Johnson said the Medical Center did look at other sites for development, but there would be even more of a parking problem. Mr. Johnson said approaching Bay Area Hospital regarding the land purchase was not an easy accomplishment; we feel we have developed to our best to maximize parking. In response to parking and building problems, we are full in terms of space, and we have no space for new doctors. North Bend Medical Center wants to be a good neighbor.

Chairman Harlan stated parking problems can always be solved.

Dr. Oded Shulsinger, Board Chairman, North Bend Medical Center gave the Commission a background on building, which began in 1980. The top two floors in the proposed five-story building will be for future use. Our area has more senior citizens and increased Medicare needs. There is no space for new doctors and new patients are on a waiting list. We cannot have a new building in another place; it is important to have everything remain in same structure; there is no other solution. Cancer patients have doubled, and people are living longer, we continue to need more facilities.

Commissioner Daily stated he can't help to think that in ten years your argument will be the same. Commissioner Daily said he does not like the idea of going up that high. Dr. Shulsinger responded, right now this is the best plan architects have come up with. We have tried buying property from Bay Area Hospital with no response.

Chairman Harlan asked if anyone present would like to speak to the Commission in opposition of the variance.

Laura Wade, Coos Bay, stated she has lived in area since 1957. She asked whether the HVAC equipment is noisy and will it be noisy at night. Mr. Woods responded, it is the same equipment and will make no more noise than before. She also said fifteen children live in the area, and worries about them being hit by an automobile.

Commissioner Spargo asked Ms. Wade if she had any concerns with the height of the proposed building. She responded she lives at the other end out of site of the Medical Center, and had no concerns regarding height.

Cynthia Duke, Coos Bay said she is hopeful the building will stay at 3 stories, and her biggest concern is parking.

Ken Duke presented a photograph (Exhibit 1) showing the fire lane on Myrtle Street and a Federal Express truck parked in it while delivering to North Bend Medical Center. He complained about traffic speed on Myrtle Street and said with all the parking on Myrtle Street it makes the street a one lane turn to and from Woodland Drive.

Commissioner Daily said parking permits similar to the ones used for the parking district near to Marshfield High School may be an idea.

Chairman Harlan closed the public hearing.

Commissioner Spargo commented that it's impossible to sell houses on Woodland Dr. because of traffic.

Commissioner Coles said if the buffering issue were resolved it would help.

Chairman Harlan replied buffering is not the answer to construction of a five-story building.

Commissioner Coles commented she did not have a problem with the five-story building.

Commissioner Daily stated you cannot always develop in the cheapest manner. He does not want to create an eyesore.

Commissioner Hood said while he is not excited about the five-story building the surrounding residents are the ones who will have to look at it, and there didn't seem to be a lot of opposition from them, which is a good indication of how they feel.

Pete Johnson said four residents came to the meeting held by the Medical Center and three of those present are present at tonight's meeting.

Commissioner Daily stated it's the Planning Commissions business to look out for things like this.

Commissioner Miller said if the Commission allows the North Bend Medical Center to build a five story building what's to stop all the other clinics in the area of doing the same.

Chairman Harlan said we have to do what we think is right; this is huge and the impact on the neighborhood will be huge.

Commissioner Daily stated the building would change the nature of the area.

Commissioner Hood said he appreciates the testimony from North Bend Medical, and appreciates their desire to have all services in one building and the fact they even purchased property for this development. He said he agreed the medical community is thriving, but is this building practical, do they need this.

Commissioner Daily asked where do you stop, is there a limit on this property. It maybe ok now, but when at some point do we will say no.

Commissioner Spargo, asked Mr. Woods if the existing building is built in such a manner that it could be expanded up. Mr. Woods replied, no, it is not built to expand up.

Commissioner Hood asked Mr. Woods what percentage this building would increase the total Medical Center. Mr. Woods replied it would be a 25% increase, the upper stories on the proposed 5-story building is less than 5,000 sq. ft., the lower floor building is 4,000sq. ft. Commissioner Hood asked could you build on the proposed lower structure to get the same results. Mr. Woods showed overheads (Mr. Woods overheads – Exhibit 2), replying it was not impossible but that area is doctor's suites, and it would decrease functionality.

Commissioner Hood said we are not trying to design the building; it all comes back to function.

Commissioner Miller commented North Bend Medical Center is a very fine facility and he feels good about having it in our community.

Commissioner Spargo said she is basically in favor of the expansion and in economic development; she expected to see half the neighborhood at tonight's meeting.

Commissioner Coles said she does not have a problem with proposed building.

Commissioner Daily said he cannot believe we have the best scenario here. He said he believes this is being overbuilt, and it's the Planning Commissions job to examine and be very critical. He said the Medical Center is building the cheapest way and it is out of scale with community.

Commissioner Harlan said he is not convinced that there are not other alternatives. And stated this is not the cheapest way to build.

**MOTION:** Commissioner Coles - Accept the Findings and Conclusions for Decision Criteria 1- 3, and approve Variance (ZON2003-00080) allowing the 5-story/66-foot height addition to the existing medical facility at North Bend Medical at 1900 Woodland Drive, Coos Bay.

**SECOND:** Commissioner Spargo

**VOTE:** No, Chairman Harlan, Commissioners Daily, and Hood  
Yes, Commissioners Spargo, Coles, and Miller.

Tie vote. Motion fails.

**MOTION:** Commissioner Harlan - Deny the Findings and Conclusions for Decision Criteria #3: The abutting residential properties are screened to the 3-story height by existing vegetation, but not to 5-stories. 5-stories will be out of scale with the neighboring properties. Criteria #3 has not been met.

**SECOND:** Commissioner Daily

**VOTE:** Yea, Chairman Harlan, Commissioners Daily, Miller and Hood  
Nea, Commissioners Spargo and Coles

**MOTION:** Commissioner Hood - Deny the Findings and Conclusions for Decision Criteria #2: And change the findings to reflect that it has not been shown that the 5-story addition will maximize interdepartmental relationships and patient flow. Decision Criteria #2 has not been met.

**SECOND:** Commissioner Daily

**VOTE:** Yea, Chairman Harlan, Commissioners Daily, Miller and Hood  
Nea, Commissioners Spargo and Coles

**MOTION:** Commissioner Daily - Change Finding:1c. A limited area on the west side of the existing facility is available for expansion. In order to meet the spatial need of the facility. It has not been determined that a 5-story addition will minimize the impact on the site while maximizing the proximity and accommodation of patients arriving to and leaving from the facility.

Conclusion decision not adequately addressed and approval is not supported.

**SECOND:** Commissioner Miller

**VOTE:** Yea, Chairman Harlan, Commissioners Daily, Miller and Hood  
Nea, Commissioners Spargo and Coles

**MOTION:** Commissioner Daily - On the Decision Criteria 1-3, Deny the Findings and Conclusions for Decision Criteria 1- 3, and deny Variance (ZON2003-00080) allowing the 5-story/66-foot height addition to the existing medical facility at North Bend Medical at 1900 Woodland Drive, Coos Bay.

**SECOND:** Commissioner Hood

**VOTE:** Yea, Chairman Harlan, Commissioners Daily, Miller and Hood  
Nea, Commissioners Spargo and Coles

Laura Barron advised representatives of North Bend Medical Center there is a 15-day appeal period to the City Council, beginning the date the final order is written.

Laura Barron explained the appeal process to representatives of North Bend Medical Center.

### **COMMISSION COMMENTS**

Commissioner Coles stated she really enjoys the in-put from the Planning Commission and growing and learning with split votes.

Commissioner Hood said this meeting reminded him of Newmark with all the repetition, which makes one feel like buckling, but the Planning Commission has an obligation to the citizens. He also stated he just couldn't rationalize a five-story building.

Commissioner Daily said the North Bend Medical Center is a powerful entity and makes him uptight to go against them.

Commissioner Spargo said North Bend Medical needs to think outside the box. She said they might consider golf carts, or shuttles for people when it rains and look at other options.

Commissioner Miller said he was marginal but didn't like the five-story building. While driving on Ocean Blvd. And seeing the top of the existing building at treetop it was hard to imagining more stories. He said he hopes this will make them think of other options; he was torn with the decision but feels this is the best choice.

Chairman Harlan said this is an example of bad design. They are not saving money by building a five-story building and there are lots of options, we end up bad guys.

Commissioner Hood asked Laura Barron about the requirements for a SPAR. Laura Barron read the requirements.

### **STAFF COMMENTS**

Laura Barron reminded the Commission about the Joint Transportation meeting scheduled for October 28th at 6 p.m.

**ADJOURNMENT**      10:00 p.m.

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Bruce Harlan, Chairman  
Planning Commission  
City of Coos Bay  
Coos County, Oregon

ATTEST:      \_\_\_\_\_  
Julie LaPram, Planning/Code Specialist  
City of Coos Bay

**APPROVED AS REVISED: 11-12-03**

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